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25 January 1985

New Building Project  
Program/Chronology/Status

Program:

- o 1.1 million gross square foot office building
- o Expansion and renovation of central power plant
- o Construction of 2,500 car parking deck and additional surface parking
- o Site work and the construction of security checkpoints
- o Nonconstruction items including building design, physical security, counterintelligence countermeasures, data processing and communications facilities, maintenance and operations, and relocation of dispersed components

Chronology:

- o Project planning begun in spring 1981
- o Master Development Plan produced by Skidmore, Owings & Merrill and building site selected by fall 1981
- o GSA-CIA agreement reached establishing GSA as construction contract manager in April 1982
- o Smith, Hinchman & Grylls Associates, Inc. (SH&G) selected as the architectural/engineering firm for the proposed building in August 1982
- o Building design concept approved by senior Agency management in March 1983
- o CIA-Virginia Department of Highways and Transportation (VDH&T) agreement reached covering improvements to Route 123 in March 1983
- o CIA-local residents traffic meeting held in auditorium in June 1983
- o CIA Traffic Advisory Committee (CIA TAC) established fall of 1983
- o National Capital Planning Commission (NCPC) approval for site work, foundation construction, and construction of parking deck granted on 1 December 1983
- o Contract awarded to the George Hyman Construction Company for site work, foundations, and the parking deck on 25 April 1984
- o Groundbreaking ceremony attended by the President and Vice President of the United States on 24 May 1984

New Building Project - Program/Chronology/Status (continued)

- o Final NCPC approval of all new building related designs received on 28 June 1984
- o Contract awarded to MCI Constructors, Inc., for power plant renovation on 28 June 1984
- o Consensus reached by the CIA TAC on Route 123 improvements on 27 November 1984, official approval withheld pending completion of an environmental impact statement scheduled for completion in February 1985
- o Centex Construction Company identified as the apparent low bidder for the erection of the new building superstructure on 17 January 1985

Status:

- o Interior layout/design of the new building underway
- o Current construction activities on schedule
- o Contract award for building erection scheduled for March of this year
- o Building completion and beneficial occupancy scheduled for August 1987

Prepared on 25 January 1985 at the request of  
the EO/DDA for a DA briefing for the new  
HPSCI Committee.